



## **Request for Proposals: Third Street District Development Opportunities Niagara Falls, NY**

USA Niagara Development Corporation, (“USAN”), a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”), a public benefit corporation of the State of New York, is issuing this request for proposals (“RFP”) for the acquisition, rehabilitation/restoration and reuse of four mixed-use properties (441, 466, 500, 512/518 Third Street) and one vacant lot (503 Main Street) collectively known as the “Properties” in downtown Niagara Falls, New York. Revitalization of these Properties, all located in close proximity to one another, represent the unique opportunity to contribute to the redevelopment of an historic commercial district in an iconic American city.

USAN acquired the Properties in March 2019 through a strategic land acquisition program that is part of the second phase of Governor Andrew M. Cuomo’s “Buffalo Billion” Economic Development Initiative. The program is intended to assemble long-dormant properties located near Niagara Falls State Park in order to remove blight from the downtown area and expand the density of uses there toward the establishment of a year-round, sustainable neighborhood. Acquisition of these key parcels is intended to support significant new mixed-use development in downtown Niagara Falls.

Proposals will be reviewed based on the following criteria: overall quality of the development plan; quality of the financial plan and economic impact of the proposal; experience of the development team; purchase price of the property; and diversity practices.

The RFP is available on the New York State Contract Reporter website at:

<https://www.nyscr.ny.gov/adsOpen.cfm?ID=52A854D8-C88A-46D2-9DCA-ADDB45D5C43B>

*(please note you must register for a free account to view the RFP).* Respondents to the RFP may submit proposals for one or more of the mixed-use properties, although proposals for the vacant lot at 503 Main Street must be tied to proposals for 500 and/or 512 Third Street.

**Proposals are due to USAN by 3:00 p.m. on Friday, September 13, 2019**, and should be addressed to:

Anthony Vilardo, President  
USA Niagara Development Corporation  
222 First Street, 7th Floor  
Niagara Falls, NY 14303

No contact related to this solicitation with USAN or ESD Board members, staff or consultants, other than emails to the designated email account for this RFP [robert.sozanski@esd.ny.gov](mailto:robert.sozanski@esd.ny.gov), will be allowed by Respondents or employed representatives of Respondent Team members during the procurement period of this RFP. Any such contact by a Respondent will be grounds for disqualification. Interested submitters may schedule independent site visits with Mr. Robert Sozanski at the above email address.